Excerpt from the CITY PLANNING COMMISSION MINUTES

Minneapolis Community Planning & Economic Development (CPED) Planning Division

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MEMORANDUM

DATE: December 4, 2012

TO: Steve Poor, Planning Manager – Zoning Administrator, Community Planning &

Economic Development - Planning Division

FROM: Hilary Dvorak, Interim Planning Manager, Community Planning & Economic

Development - Planning Division, Development Services

CC: Jason Wittenberg, Interim Planning Director, Community Planning & Economic

Development Planning Division

SUBJECT: Planning Commission decisions of October 29, 2012

The following actions were taken by the Planning Commission on October 29, 2012. As you know, the Planning Commission's decisions on items other than rezonings, text amendments, vacations, 40 Acre studies and comprehensive plan amendments are final subject to a ten calendar day appeal period before permits can be issued.

Commissioners present: President Motzenbecker, Cohen, Kronzer, Luepke-Pier, Mammen, Schiff, Tucker and Wielinski – 8

Not present: Huynh (excused)

Committee Clerk: Lisa Baldwin (612) 673-3710

2. City of Minneapolis (Vac-1605, Ward: 3) (Becca Farrar).

A. Vacation: Application by The City of Minneapolis to vacate part of a public alley on Lot 3 and Lot 4, Block 7, Morrison's Addition to North Minneapolis. The alley is located on the block bounded by 4th St N, 6th St N, Lowry Ave N, and 31st Ave N.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the vacation (Vacation File 1605) subject to the retention of an easement for Xcel Energy over the entire described area to be vacated.

Approved on consent 7-0.

6. The Station on 4th (BZZ-5740 and PL-270, Ward: 2), 2635 4th St SE (Kimberly Holien).

A. Rezoning: Application by Fountain Residential for a rezoning from the I1, Light Industrial district with the ILOD, Industrial Living Overlay district to the R6, Multiple-family Residence district, retaining the UA, University Area and PO, Pedestrian Oriented overlay district for the property located at 2635 4th St SE, in the I1, Light Industrial district and the ILOD, Industrial Living, UA, University Area and PO, Pedestrian Oriented overlay districts.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for the rezoning of 2635 4th St SE from the I1, Light Industrial District, ILOD, Industrial Living Overlay District, PO, Pedestrian Oriented Overlay District, UA, University Area Overlay District to the R6, Multiple-family Residence District, retaining the UA, University Area Overlay District and PO, Pedestrian Oriented Overlay District.

Approved on consent 7-0.

B. Conditional Use Permit: Application by Fountain Residential for a conditional use permit for a Planned Unit Development consisting of 194 dwelling units for the property located at 2635 4th St SE, in the I1, Light Industrial district and the ILOD, Industrial Living, UA, University Area and PO, Pedestrian Oriented overlay districts.

Action: The City Planning Commission adopted the findings and <u>approved</u> the conditional use permit to allow a planned unit development with 194 dwelling units located at the property of 2635 4th St SE, subject to the following conditions:

- The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within one year of approval.
- 2. As required by section 527.120 of the zoning code, the development shall comply with the standards for some combination of the following amenities from Table 527-1, Amenities totaling a minimum of 30 points: Leadership in Energy and Environmental Design (LEED), Reflective roof, Decorative or pervious surface for on-site parking and loading areas, drives, driveways and walkways, Decorative fencing, Enhanced exterior lighting, Recycling storage area, Water feature and preservation of land for future right-of-way.
- 3. The applicant shall implement all amenities as required by section 527.120 of the zoning code by October 29, 2014.
- 4. The applicant shall coordinate with the Central Corridor LRT Authority to provide an enhanced landscape buffer between the subject site and the Central Corridor LRT line to serve as an appropriate transition, per section 527.260 of the zoning code.
- 5. The applicant shall make consideration for the salvage and reuse of existing building elements per Section 527.260 of the zoning code.
- 6. Outlot A shall remain free of development to allow for the extension of 27th Ave SE through the site.

Approved on consent 7-0.

C. Variance: Application by Fountain Residential for a variance to increase the maximum impervious surface in the R6 district from 85 percent to approximately 93 percent for Lot 1, Block 1 and from 85 percent to approximately 95.8 percent for Lot 1, Block 2 of the development for the property located at 2635 4th St SE, in the I1, Light Industrial district and the ILOD, Industrial Living, UA, University Area and PO, Pedestrian Oriented overlay districts.

Action: The City Planning Commission adopted the findings and <u>approved</u> the variance to increase the maximum lot coverage in the R6 district from 70 percent to 93 percent for the property at 2635 4th St SE.

Approved on consent 7-0.

D. Variance: Application by Fountain Residential for a variance to increase the maximum lot coverage in the R6 district from 70 percent to approximately 91.6 percent for Lot 1, Block 1 and from 70 percent to approximately 93.5 percent for Lot 1, Block 2 of the development for the property located at 2635 4th St SE, in the I1, Light Industrial district and the ILOD, Industrial Living, UA, University Area and PO, Pedestrian Oriented overlay districts.

Action: The City Planning Commission adopted the findings and <u>approved</u> the variance to increase the maximum impervious surface requirement in the R6 district from 85 percent to 98 percent for the property at 2635 4th St SE.

Approved on consent 7-0.

E. Site Plan Review: Application by Fountain Residential for a site plan review for the property located at 2635 4th St SE, in the I1, Light Industrial district and the ILOD, Industrial Living, UA, University Area and PO, Pedestrian Oriented overlay districts.

Action: The City Planning Commission adopted the findings and <u>approved</u> the application for site plan review for the property located at 2635 4th St SE, subject to the following conditions:

- Community Planning and Economic Development Department Planning Division staff review and approval of the final elevations, floor, site, lighting and landscape plans.
- 2. Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by October 29, 2014, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
- 3. Blank walls in excess of 25 feet on the west elevation of Building A shall be modified to include a material change, windows, entries, recesses, projections or other architectural elements in compliance with Section 530.120 of the zoning code.
- 4. Cement board (Hardi) panels shall not exceed more than 30% coverage on any single exterior elevation of the proposed building.
- 5. Shelving, mechanical equipment or other similar fixtures shall not block views into and out of the building in the area between four (4) and seven (7) feet above the adjacent grade, in compliance with Section 530.120 of the zoning code.
- 6. All metal louvers throughout the development shall be replaced with decorative metal panels to serve as an alternative to the minimum window requirement, per Section 530.120 and Section 530.80 of the zoning code.
- 7. Green screens shall be provided in the two blank first floor sections that align with the upper level windows on the north elevation of Building A to serve as an alternative to the minimum window requirement, per Section 530.120 and Section 530.80 of the zoning code.
- 8. Green screens shall be provided in the blank sections that align with the upper level windows on the west end of the south elevation of Building C to serve as an alternative to the minimum window requirement, per Section 530.120 and Section 530.80 of the zoning code.
- Each building shall have its own distinct color palette to provide visual relief on this large site.

- 10. An additional plant material shall be provided front of the transformers in the west side yard of Lot 1, Block 1 and the east side yard of Lot 1, Block 2 to provide year-round screening, per Section 535.70 of the zoning code.
- 11. A minimum of 10 additional shrubs shall be planted within the west side yard of Lot 1, Block 1 as an alternative to the minimum tree requirement, per Section 530.160 and Section 530.80 of the zoning code.
- 12. The wood mulch proposed in the west side yard of Lot 1, Block 1 and the east side yard of Lot 1, Block 2 shall be replaced with sod or turf grass, per Section 530.180 of the zoning code.

Approved on consent 7-0.

F. Plat: Application by Fountain Residential for a plat for the property located at 2635 4th St SE, in the I1, Light Industrial district and the ILOD, Industrial Living, UA, University Area and PO, Pedestrian Oriented overlay districts.

Action: The City Planning Commission adopted the findings and <u>approved</u> the preliminary plat for the property located at 2635 4th St SE, subject to the following condition:

 The plat shall include a deed restriction as required by section 598.260 of the subdivision ordinance. Said deed restriction shall address the future extension of 27th Avenue SE through the site.

Approved on consent 7-0.